

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – July 5, 2017

There will be a meeting of the Planning Advisory Committee on July 5, 2017 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration:** Meeting minutes from June 21, 2017

CPC ITEMS:

- 2) **Consideration:** [ZD066-17] – Request by 301 Cherokee, LLC for a conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 390, Lots 1, 2, and A or Pt. 15-16 or Lots 2-B and A or Pt. 15-16 or Pts. 15 and 16, in the Third Municipal District, bounded by Saint Claude Avenue, Marigny Street, Marais Street, and Elysian Fields Avenue. The municipal addresses are 2231 Saint Claude Avenue and 1100 Marigny Street. (PD 7)
- 3) **Consideration:** [ZD067-17] – Request by 5330 St. Claude, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 337, part of Lot 2 and Lots 3 through 12 or Lot 35, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Egania Street, Alice Court, and North Rampart Street. The municipal address is 5330 Saint Claude Avenue. (PD 8)
- 4) **Consideration:** [ZD068-17] – Request by City Council Motion M-17-230 for an amendment to Ordinance No. 13,780 MCS (Zoning Docket 038/89) to permit a specialty restaurant with drive-through facilities in a C-3 Heavy Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on that portion of the site located on Parcel C-9, as well as portions of Parcels C-8 and C-10, in Section C, Elmwood Subdivision, in the Fifth Municipal District, generally bounded by Holiday Drive, General DeGaulle Drive, the extension of Memorial Park Drive, and Williams Street. The municipal address is 3400 Holiday Drive. (PD 12)
- 5) **Consideration:** [ZD069-17] – Request by City Council Motion M-17-299 for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot 3 or an undesignated

lot. Also a request by GPD-839 Jackson Ave, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot, as well as a conditional use to permit commercial short term rentals in an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lots 1, 2, 3 or an undesignated lot, A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot. The municipal address of the structure affected by the City Council-initiated zoning change is 837 Jackson Avenue. The municipal addresses of the structure affected by the GPD-839 Jackson Ave, LLC-initiated zoning change is 2130-2130 Laurel Street. The municipal addresses of the structures included in the conditional use request are 837-839 Jackson Avenue and 2130-2132 Laurel Street. (PD 2)

- 6) **Consideration:** [ZD070-17] – Request by City Council Motion M-17-305 for a conditional use to permit retail sales of packaged alcoholic beverages in a gas station in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District (as contemplated under Zoning Docket 039/17), to consider any waivers or other requirements necessary for the gas station pursuant to the requirements of the Comprehensive Zoning Ordinance, and to consider the rescission of Ordinance No. 12,672 MCS (Zoning Docket 047/88) on an undesignated square or Square 1, Parcel 1, Prosper Marigny and Cazelar Plantations, in the Fifth Municipal District, bounded by General De Gaulle Drive, Westpark Drive, Westbend Parkway, and Cypress Acres Drives. The municipal addresses are 3500-3510 General De Gaulle Drive. (PD 12)

NON-CPC ITEMS:

- 7) **Consideration:** [17-1630] A request by Saxony Holdings, LLC, for a grant of predial servitude for the proposal of (elevated from existing) steps and landings on/over the N. Rampart Street public right-of-way, adjacent to 3rd M.D., Square 271, Lot D. The municipal address of the property is 2112-2114 N. Rampart Street. LAMA Ref. no. 17-1630.

The next Planning Advisory Committee meeting will be held on Wednesday, July 19, 2017 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,
Robert D. Rivers, Director
June 28, 2017

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of “no objection” by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.